

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, September 20, 2001, 1:30 p.m., Conference Room #106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Jerry Berggren and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Ripley called the meeting to order and requested a motion approving the minutes for the meeting held August 16, 2001. Motion to approve made by McKee, seconded by Francis. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY JEFF LEWIS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 311 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: September 20, 2001

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Ed Zimmer stated that he does not have any drawings from the applicant. This item will be on the next agenda.

APPLICATION BY STUART LONG ON BEHALF OF THE MEETING PLACE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2748 "S" STREET, THE FORMER EAST LINCOLN BAPTIST CHURCH (A LANDMARK)
PUBLIC HEARING: September 20, 2001

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Mr. Zimmer showed slides of the property.

Scott Sullivan of Erickson Sullivan Architects appeared to present the application. This project is in the early phases. They are here for some advice. The initial request from the owner was to look at reconditioning the entire building in terms of configuring a new color. There are some repairs that need to be made. On the east side, there used to be 2 entrances going down into the basement. They have been covered up. At a recent church board meeting, some ideas were discussed regarding creating some sloped roofs and getting them to blend into the building better. The board had 2 ideas for color schemes; gray and natural colors. They would like to highlight some of the architectural pieces. The natural color was preferred.

McKee wondered about the original color of the building. Mr. Sullivan believes it was white.

Mr. Sullivan stated that there are some ideas for the north and south entries also. Their concern is durability and texture. He showed an advertisement for cement panels. This is a product that he has not used before, but is being considered. This is not a group with a large amount of funds.

McKee mentioned Crossroads. They used a material that would dent when you hit it. Mr. Sullivan replied that it sounds like an efface system. Ripley believes that it was. McKee stated that the material on Crossroads did not work very well.

Mr. Zimmer clarified that the guidelines on this building comment on paint color as being ordinary maintenance, as long as the color is kept light and no sandblasting.

Mr. Sullivan mentioned that part of the process will be some water blasting to remove some paint so there will be good adhesion.

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McKee commented that the applicant seems to be moving in the right direction. Ripley agreed. Generally speaking, using more of the cement panels has the possibility of being less prone to damage. McKee agreed.

Mr. Zimmer thinks this is a good direction to go also. The color scheme was discussed amongst the Commissioners. McKee believes either color scheme would look nice. Francis thinks the earth tones would look much warmer and would complement the area. Ripley suggested if the concrete panels work, this would be a desirable option.

**APPLICATION BY YAYLE RONCKA FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT THE PEPPERBURG BUILDING, 815 "O" STREET IN THE
HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING:

September 20, 2001

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Monte Froehlich appeared to present the application. He is the owner of the building. He owns a marketing firm that rents the top floor of the building. They would like to bring the historic character back into the building. They would like to put a sign on the building that says 'Pepperburg Cigar Factory'. He presented a drawing of the proposed sign. The only change is Pepperburg used to call it 'segar' and they did some informal marketing, and no one knew what segar meant.

Mr. Zimmer presented slides of the property. He noted that there is a Pepperburg building in Plattsmouth. They outgrew that building and moved into this one around 1910.

Mr. Froehlich stated they would also like to put another outside marquee on the building. It would be on the front entrance. It would cover up some of the graffiti that they can't get off the walls. They are also redoing the front lobby area. They have some cigar artwork and would eventually like to obtain a wooden Indian.

McKee questioned the materials for the building sign. Mr. Froehlich stated the Pepperburg Building sign would be black and white with flush vinyl letters.

Mr. Froehlich stated that the marquee sign might change. A final color has not been picked yet. Mr. Zimmer believes this item will need to come back before the Commission.

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McKee moved approval of the building sign, seconded by Helwig. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

Ripley would suggest that the applicant come back with a final design for the marquee sign. He likes the direction that he is going in. He is concerned that signs can sometimes creep in. He would prefer to see a total sign package.

Mr. Zimmer likes the signs on this building. There will be a building sign and an appropriate tenant sign at the point of entry.

Mr. Froehlich noted that they might obtain the old Pepperburg logo and colors to interject into this sign. Ripley stated that concept the applicant is proposing is a good one, but the applicant needs to come back with a final design.

**APPLICATION BY BRIAN CARSTENS ON BEHALF OF STEVE NELSON FOR A
CERTIFICATE OF APPROPRIATENESS AND A RECOMMENDATION ON STREET
AND ALLEY VACATION APPLICATION #01001, FOR PROPERTY AT 1201 "B"
STREET AND AN ADJACENT 20 FOOT-WIDE STRIP OF "B" STREET, IN THE
EVERETT LANDMARK DISTRICT
PUBLIC HEARING:**

September 20, 2001

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Brian Carstens appeared to present the application. Steve Nelson was also present. He is the existing owner of the residence. Mr. Carstens noted there are 3 separate items. There is a street and alley vacation. They would like to demolish the existing house at 1201 "B" St. and construct a 4-plex apartment on the site. They have some preliminary designs on the project. They are proposing some split face or concrete face. The building will be only 1 foot closer to the 12th St. building line, than the existing residence. They see this as a good transition.

Young wondered if the existing house was occupied. Steve Nelson replied that the house has been vacant since February. It is in pretty poor repair.

Francis wondered how long Mr. Nelson has owned the house. Mr. Nelson replied that he has owned the house since 1987.

Mr. Zimmer noted that he received one communication from Bill Woods of Everett Neighborhood. They want to maintain the traditional street pattern of the area. They were addressing the street vacation.

Young stated that it seems to him that the properties to the east of this are all apartment complexes. Mr. Carstens replied that there are about 6 apartment complexes to the east. The west side is more houses.

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Mr. Zimmer stated there are 3 items; demolition of the existing house, appropriateness of the design and recommendation on the street and alley vacation.

Francis moved approval of the demolition of the house, seconded by Young.

Francis has been past the house. He can see why someone would not want to put a lot of money into renovating the house. Young agreed. He went past the house today and it is in pretty poor shape.

Motion for approval of demolition carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

Mr. Zimmer is not sure the vacation is the only way to deal with the setback. He believes there is some kind of provision in the zoning code.

Francis made a motion to deny the street vacation, seconded by McKee.

Mr. Zimmer showed the Sanborn maps of the area. There is something in the code which talks about front yard setbacks, but he does not know how Building and Safety would interpret the code. He stated that the Historic Preservation Commission is making a recommendation to the Planning Commission. The staff report to the Planning Commission recommends denial.

Mr. Carstens stated that he will investigate the code with Building and Safety. If it is something that they qualify for, they will withdraw the street vacation request.

Motion for denial of street vacation carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

McKee moved approval of the design in concept, seconded by Young.

The Commissioners discussed some design ideas and dormer locations.

Helwig wondered about the siding. Mr. Carstens replied that it will be some type of permanent siding, but not vinyl.

Ripley would like to see something above the front dormer, even if it is just a ventilator, to help break up the scale. Helwig would like to see some heavier trim around the windows.

Motion for approval of design in concept carried 5-0: Francis, Helwig, McKee, Ripley and Young voting 'yes'; Berggren and Walker absent.

APPLICATION BY BILL HENKLE ON BEHALF OF THE HENKLE AND JOYCE BUILDING COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 820 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

September 20, 2001

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Mr. Zimmer showed slides of the property. This is the east building of the tool house. The windows have been upgraded. He is requesting to put in a corrugated type roll up. This is an industrial item commonly used in the Haymarket. He thinks it would be more industrial in character than the current door. He is planning on keeping the transom windows. It would be more of a garage door type system.

McKee doesn't like what is currently there, but he does not see the proposed door as an improvement.

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Helwig moved denial, seconded by McKee.

Helwig believes any of the attachment device will be visible through the transom, but it is important that the transom remain. Ripley agreed. The transom is an important element. He is not very excited about this project.

Francis noted that if the glass in the transom was textured glass, it would hide the framework.

Motion for denial carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Walker absent.

APPLICATION BY MIKE HUGHES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT TIFERETH HOUSE, A LANDMARK AT 344 S. 18TH STREET, A LANDMARK PUBLIC HEARING:

September 20, 2001

Members present: Francis, Helwig, McKee, Ripley and Young; Berggren and Walker absent.

Mr. Zimmer stated that Mike Hughes asked that this item be deferred for another month. Mr. Hughes would like to put different awnings back on the building in a different configuration. This item will be on the next agenda.

DISCUSSION ITEMS:

- Mr. Zimmer introduced Ann Marie Bossart who is doing National Register research through the 'You Care' grant.
- Mr. Sullivan stated that Empyrean Ales has reconsidered the signage issue on the tanks. They had previously said that the signage would be on the smaller tank. The owner would like to see the signage on the larger tank. It also has some banding on the tank.

Mr. Zimmer wondered if the sign on the larger tank can be approved as a no material effect. McKee has no problem with moving the sign to the larger tank.

Mr. Sullivan noted that the original presentation showed the tanks as white. The owner would prefer to leave the tanks as bare metal for a maintenance issue. Ripley sees moving the sign as no material effect, but no bands on the tank. The other Commissioners agreed.

- Mr. Zimmer is working with East Campus Community Organization on a residential area around 37th & Idylwild, known as Professor's Row. It is an area of quite varied houses.
- The Lincoln General Hospital Nurse's Residence will be back before the Commission next month. There was an error in the legal notification process, so the application must start over again.

There being no further business, the meeting was adjourned at 3:00 p.m.